145 BUSINESS OPPORTUNITIES

Oak Bay Realty

EXCLUSIVE
OAK BAY APT.
WATERFRONT
5 SUPER SUITES, NEW
READ BELOW

In the most superior waterfront location in apartment row on Oak Bay's famous BEACH DRIVE. We offer the VERY BEST, SAFEST AND MOST SATISFACTORY INVESTMENT in all Greater Victoria. The 5 suites all face forward with outstanding sea views and waterfront panorama, yet close to shopping and transportation.
The building is immaculate in every way. All suites are completely self-contained and have the latest in services. These include automatic washer and dryer in each suite, expensive electric ranges and refrigerators, colored plumbing.

NETS GENUINE 10%
TROUBLE FREE

We cannot recommend this too highly as small blocks are VERY RARE in this area. EXCELLENT CHANCE FOR CAPITAL APPRECIATION.
FULL PRICE $52,500
(No Offers)
J. Mears, EV 5-7707
(Exclusive listing)

NOTICE
BUSINESS MEN
DO YOU NEED
(1) MODERN WAREHOUSE TO YOUR DESIGN
(2) Superior truck in and out loading and large yard area
(3) Ample RAILWAY TRACKAGE
(4) Ample fireproof space?
(5) We will immediately build to your requirements.
J. Mears, EV 5-7707

CLOSE TO
PARLIAMENT
BUILDINGS
VALUABLE
APT. - MOTEL SITES

In direct line with the proposed new wharf and close to Parliament Bldgs., where there is a terrific demand for local and tourist accommodation, we are proud to offer two valuable Apt.-Motel sites. Owner will either sell site at $12,000 cash or we are prepared to promote building to purchaser's requirements. Excellent loan capital available if required.
J. Mears, EV 5-7707

MEARS & WHYTE
OAK BAY REALTY LTD.

SEAFRONT
DE LUXE RESORT

Boating, fishing and swimming. Eight 4-Star units and spacious 6-room stucco bungalow for owner. Lovely setting, approximately 650' seafrontage and 4¾ acres. Lots of room for expansion. Marine gas and Evinrude franchise. Fully equipped and ready for operational season.
Exceptional value at $72,500

HARDWARE

Exclusive district, rapidly expanding trade (approx. 20% increase over 1957). Fully modern store with top-grade fixtures. Good clean stock. Must be sold. Reduced price $6200
Plus stock at approx. $16,000.

SUBURBAN HDWRE.

Modern store, growing district, no opposition. Excellent potential, an opportunity for a capable man. Guaranteed stock $12,500. Full price, business, stock and fixtures $15,000
Exclusive Listings
S. W. Anderson Res. EV 2-8917

Financial Survey Ltd.
1324 Govt. St. EV 4-9305

BUY OR LEASE

Suburban grocery. Fully equipped. With 3-bedrm living quarters for owner—plus a revenue site. Well stocked and increasing in volume every month. FULL PRICE FOR PURCHASE $18,500 with reasonable down payment or can be leased for $100 per mo with purchase of stock and equipment.
For appointment to view call J. C. Jeffery EV 4-0531 or EV 5-8917.
Exclusive.

Side-By-Side
LOW DOWN PAYMENT
TRADE FOR
BUNGALOW

City side-by-side duplex. Each side has living room, kitchen with range, 2 bedrms, 4-pc Pembroke bathroom. Full high basements and drive-in garages. Low down payment or will take small bungalow in trade.
FULL PRICE $15,950
For appointment: C. Carpenter, EV 4-0531; eves. GR 7-1628
Hagar & Swayne Ltd.
614 Yates St.

Ker & Stephenson Ltd.
APARTMENT
BLOCK SITES
PRICE RANGE
$15,000 TO $35,000
IN TOWN OR WITH
EXCELLENT SEA
VIEW

For further information please contact
A. L. Wagner EV 5-3411 J. H. Ford
KER & STEPHENSON LIMITED
909 Government Street

HERE'S WHERE
MONEY GROWS

8 SUITES $60,000.00—12% RET.
3 SUITES and BUSINESS PREMISES $30,000.00—10% RET.
8 SUITES $24,000.00—10% RET.
All excellently located. Full particulars from Geo. Pethard, Newstead Realty Ltd., 766 Fort St. EV 2-8117 or eves. EV 3-1206.

REVENUE

This 7-ste apartment is netting over 12%. Only 4 yrs old, not a conversion.
Price, with terms, $35,000
For particulars phone
Roy R. Gill: EV 4-9305; res. EV 4-3310. Financial Survey Ltd.

A COFFEE SHOP RESTAURANT that will show a large profit. Excellent equipment, first-class location, good hours. Substantial cash payment required. No phone information. For appointment see Mr. Jones of Jones & Scott Ltd., EV 3-3723, res. EV 3-2202.

21-UNIT AUTO COURT, GOOD living quarters, large property with room for expansion or trailer court. $30,000 down. Will accept part down payment in real estate or mortgages. Victoria Press, Box 646.

FAIRFIELD 5-SUITES, FULLY furnished. Revenue $225 per month plus owner's suite. Must sell at once. Good terms. EV 5-4656.

145 BUSINESS OPPORTUNITIES

BIG COHO
FISHING RESORT

NORTH VANCOUVER ISLAND
Located in the finest fishing ground of the whole of Vancouver Island and enjoying the finest of silver sand beaches. Popular with American tourists and enjoying an unsurpassable sea view. Completely built within the last five years and enjoying a 4-star rating, with all units well decorated. There are 8 rental units, a trailer park for 50 trailers, with light, water, septic tanks. There is camping space for 100 tenters. There is a large number of clinker-built boats, tables, guides, launching winch for boats. Located on nearly 2 acres of park-like grounds with waterfront foreshore rights. Season from April 1 to Nov. 30. Net profit is very high for the amount invested of $25,000 down.
Full price $49,000
Contact I. V. Ed Saunders, home, Sundays, evenings, EV 4-9458

"LICENSED HOTEL"

Located in the north end of Vancouver Island is this excellent stucco building on the Island Highway. There are a large number of room rentals with hot and cold water. Heating is hot water automatic oil. There are spacious living quarters. The inn is located in good payroll centre. In the ultra-modern beer parlor there is accommodation for 75 people. This is one of the top money makers on Vancouver Island. No rents to pay here and can be handled for reasonable down payment. Full price $55,000
Contact I. V. ED SAUNDERS

AUTO COURT
AND MOTEL
14 Units Plus 6-Room
House
WILL TRADE FOR
APT. HOUSE

Located in one of the thriving cities on the north of Vancouver Island is this excellent money-making court. All units have 1 and 2 bedrooms, modern kitchenettes with fridges. Located on the Island Highway and 1 acre of land. Excellent living quarters of 3 bedrooms. Full basement. The house is modern and well decorated. Furnishings are high class and top rentals are obtained. The gross revenue is very substantial and expenses are minimum. Could be handled for half cash. Full price $52,500
Contact I. V. ED SAUNDERS. Sundays and Evenings, EV 4-5548 or EV 4-6571. Northwestern Securities of Victoria Ltd.

NHA
SIDE-BY-SIDE DUPLEX
Located just off Moss Street, well constructed 3 rooms and bathrm. Full bsmt. Oil heat each unit. Price with terms $22,500.
4½% mortgage available.
EXCLUSIVE AGENTS
TRIPLEX
Excellent location, best part of Fairfield. 2 furnished suites plus owner's suite. Will give purchasers over $100 per month after all expenses paid plus owner's suite. A RECOMMENDED BUY AT $15,000.
MR. HUMPHRIES EV 6-1649
Exclusive Listing
SERVICE STATION
COFFEE BAR
Fully modern and attractive property on main highway. 2¾ acres approx 400 ft. frontage. Several cabins and duplex on pty. Doing an excellent business from modern pumps and coffee bar. Ideal location to add trailer court. Asking price $47,500
A. BERNARD & CO. LTD.
620 Fort St. Phone EV 2-1218

$12,000
NET PER YEAR

From this ESTABLISHED BUSINESS. Perfect for two operators (some experience with foods necessary). This is A REAL GOLD MINE. Excellent reasons for selling. Particulars to financially sound parties only. Full price $21,000
Call Mr. Yells, EV 2-2101, Res EV 3-5039
HARRY FOSTER LTD.

OPPORTUNITY
CALLING

DR., DENT., BARB., BEAUT'N., ETC.
We have the ideal location for you in this modern stucco building, on main thoroughfare. 2 large offices on street level (each with its own suite). OHW heating. USE ONE—RENT ONE. (Tenant available with offer of $125 a month) SACRIFICED AT $15,000 TERMS.
Call Mr. Baird EV 5-4334
Eves., EV 4-0483
DICKIE & CO. REALTY

DOWNTOWN
GRILL

Fully equipped grill with a good lease, doing approximately $80-$90 a day. Ideal for a couple to manage. Open 8 to 8. This cafe shows a good return, books open to interested purchaser. Contact N. Krienke of M. Duff, EV 5-2458 anytime for full details.
BYRON PRICE REALTORS

$260 INCOME

2—2-ROOM SUITE (FURNISHED)	$105
3—1-ROOM (FURNISHED)	$90
1—3-ROOM (OWNER)	$65
	$260

Two bathrooms, full basement, forced air heat; low expenses. We don't get them like this very often. With terms $17,950. Doug Lawson or Jim Ranson, res. EV 2-4867 or EV 5-6614. Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

COFFEE SHOP
SNACK BAR

This would be a dandy outlet for delicatessen. Strategic location. Price includes all stock, equipment. There is a good lease. Choice living quarters. Put your idle money to work now. Act fast. Price only $3,750.
Phone Ross Hartnell, EV 5-3435 or Res. EV 2-9672.
P. R. BROWN & SONS

GET READY

For the tourist season. NOW is the time to get set up in this 11-unit auto court plus residence for the owner. All units fully furnished. Situated on Hiway 1A, 15 minutes to City Centre. This court showing good returns. Priced at $57,000. Further details phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269. J. H. Whittome & Co. Limited.

SHOE STORE

Here is a thriving shoe business with steadily increasing volume. Owner forced to retire. $60,000 sales last year, approximately $37,000 cash required. This is an excellent opportunity for you. Call Mr. Hicks, EV 2-5104 anytime. Hicks Realty Limited.

4 SUITE, MODERN APARTMENT BLOCK WANTED IMMEDIATELY. CLIENT HAS $20,000 CASH DOWN PAYMENT. PLEASE CALL HERB HODGSON EV 2-2101, RES. GR 9-2114. HARRY FOSTER LTD.

SEVEN-SUITE, MODERN APARTMENT, never a vacancy, excellent net returns. Leaving for Interior reason for selling. Owner, GR 3-2129

CORDOVA BAY—REVENUE, RENT for $50; 4½ rooms, drive-in garage; $4,750, terms. EV 3-6584.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams, Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236

CASH NEEDED
Hairdresser with all necessary equipment for shop. Would like to contact person with working capital. Partnership considered. EV 5-5386.

WELL-ESTABLISHED RESTAURANT business, choice location, sacrifice for cash, or trade for property. Victoria Press, Box 201.

WANTED TO RENT OR BUY, low down payment, large premises suitable for exclusive dinners. Not far out. EV 3-5906.

COFFEE SHOP FOR QUICK SALE at most reasonable price. For full particulars, please phone EV 3-2821.

THE WISE AND THRIFTY BUYER SHOPS THE CLASSIFIED SECTION DAILY.

145 BUSINESS OPPORTUNITIES

EXCLUSIVE DUPLEX
OWNER'S SUITE 3 BR

Priced to sell. Self-contained stucco duplex, well located among good homes and close to all conveniences. Owner's suite comprises thru hall to living room with fireplace, 3 good-size bedrooms, bathroom and cabinet kitchen with dining space. Self-contained basement suite rents for $70. Comprises living room with kitchenette, 2 bedrooms and bathroom. Automatic oil heat. Separate garage. Reasonable down payment to good 6% mortgage.
Full price only $10,900
Jack Moore, EV 2-3646, or office EV 5-8704.

$6000 PER YEAR

Is the income from this 7-suite apartment block. Only 2 years old and situated close to the sea in a top rental area. All suites have utility rooms and are equipped with electric ranges, fridges and individual hot-water heaters. The heating is Oil-O-Matic hot water. Expenses are very low and the suites have outside separate entrances. This is an exceptional buy at $45,000
Good mortgages or property may be considered as part of the down payment. Please call T. Mullen, GR 7-3642 or office EV 5-8704.
FRANK A. MARTIN AGENCIES LTD.
1114 Blanshard St.

SELF EMPLOYMENT ON A FULL-time or part-time basis. No merchandise to buy. Above average earnings. Write for free details. Consolidated Industries, Box 24-AE, Louisville, Ill.

147 EXCHANGE REAL ESTATE

AUTO COURT
WANTED

16 TO 20-UNIT AUTO COURT ON VANCOUVER ISLAND WANTED AS DOWN PAYMENT ON A PROSPEROUS TEN-SUITE OAK BAY APARTMENT BLOCK SIX YEARS OLD, LOCATED ON WATERFRONT.
Owner wishes to exchange due to difficulty of raising young family in restricted environment of an apartment. Value involved over $100,000 with equity of $50,000.
The apartment block shows excellent returns and your auto court must be prosperous to receive consideration. All enquiries will be treated in strict confidence.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 - 24-hr service

AUTO COURT
—$25,000 full price.
—5 rental units.
—Separate owners dwelling.
—Room for expansion.
—Parkland surroundings.
—Overlooking San Juan Islands.
—On Saanich peninsula, 6-mi. circle.
—On new Sidney ferry route.
—By owner as is (no agents).
Terms approx. $15,500 to handle or trade equity in 3-bedrm. home or what have you? GR 7-2028.

148 LISTINGS CANCELLED

THOMSON PROPERTY, MALCOLM Road, has been sold. Financial Survey Ltd.

149 LISTINGS WANTED

WANTED
Acreage With or
Without Buildings
Waterfront or Water-View Property
Auto Courts—Up-Island
Farms and Country Homes
List With Watson Clark
Phone EV 2-0171
V.I. Specialist on Farms and Country Homes
Appraisals, Valuations Given
P. R. Brown & Sons Ltd.
1112 Broad St.
Phone EV 5-3435

HAVE CLIENTS WANTING
1. Tudor-style home around $15,000.
2. Bungalow of 1,200 sq ft floor area, $12,000.
3. Grocery store in good location. Also several clients for small homes. Prompt attention assured. Please phone Mrs. C. Jahraus, EV 3-4295. Douglas Hawkes & Co., 817 A Fort St. EV 4-7128.

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

OPPORTUNITY FOR ENERGETIC ambitious builder to supply labor and supervision on Building Houses, Duplexes, etc. Local company will finance, handle bookkeeping, etc. Percentage of profit to builder, for further details write Victoria Press, Box 961.

COMPANY OWNED SERVICE stations for lease by expanding major oil company. For particulars write Victoria Press, Box 960.

IF AT FIRST YOU DON'T SUCCEED—call Don Bacon, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

CITY AND SUBURBAN GROCERY stores. Clients waiting. Stan Hyland, EV 4-9305, res. EV 3-3520. FINANCIAL SURVEY LTD.

150 HOUSES FOR SALE

ESQUIMALT
FOUR BEDROOMS
Located on Paradise, fifteen years old, six rooms plus garage and fenced lot with fruit trees. This is a real bargain for a family man looking for comfort with economy. Price includes kitchen range.
FULL PRICE $7500
WITH $2,000 DOWN OR TRADE IN YOUR MORTGAGED HOME AS DOWN PAYMENT. THIS IS A SPECIAL BARGAIN AND CANNOT BE REPEATED.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 24-hr service

BRENTWOOD

$6,500 with $1,500 down gives you 4 rooms and bath, almost 2 acres, large barn, secluded shade trees, high and dry; good water supply, $15,000 or offer. 2 acres and 6-room home, close to sea; all conveniences. Low down payment.
Several others to choose from.
BRENTWOOD PROPERTIES
7183 West Saanich Rd. at Verdier.
GR 4-1432.

QUICK POSSESSION

Neat stucco bungalow of 2 bedrooms, with large electric kitchen and dining area, full basement with oil furnace and separate garage. Ideal as rental. Lots of fruit trees. 900 square feet.
Only $8800
Just two miles from town. Must be sold this week, so ring TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8832.

NEW 3-BEDROOM MODERN house for sale by owner. $4,000 down. Balance by payments including taxes and interest at 5½%. Contact owner, GR 9-3087.

NEW 2-BEDROOM BASEMENT automatic oil. $10,250. Terms. 4147 Morris. GR 9-1929.

150 HOUSES FOR SALE

PEMBERTON
HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

COUNTRY LIVING

CAN be yours in this compact 4-year-old, fully-modern bungalow, situated on slightly more than 1½ acres of high tree-sheltered land. Two bedrooms, hot-water heating. Paved road with bus at door. Low taxes. Further particulars gladly given. Good terms on full price of $9000
E. K. Lane, EV 4-8124; Res. EV 2-5592

OWNER HAS LEFT

Instructions to SELL this particularly well-built home. Crane HW heating in full bsmt with D-1 garage and spare BR. There's a modern kit with dinette and utility room. Central hall to de luxe bathroom, large master BR and nice LR. TV antenna and Venetians thrown in. Drive by 3143 Wascana, then call Mr. Love.
ASKING $9750
EV 4-8124; res. EV 4-6056.

ESQUIMALT
OIL HEAT
SPACIOUS
1,200 SQ. FT.

This most attractive 7-year-old stucco bungalow consists of thru hall to large living room, dining room, electric kitchen with lots of cabinets. Spacious utility room on main floor (could be used as extra bedroom), 2 large bedrooms and 4-pc Pembroke bathroom. Full basement with drive-in garage, electric hot-water oil package unit. Blacktop driveway. $12,950
high location. Price and balance $85 per mo. incl. Call Jack Middleton; eves. GR 9-4327; office, EV 4-8124.

EXCLUSIVE!
OAK BAY
IMMEDIATE POSSESSION
Close to Estevan shopping centre and Willows School. Older style 3-bedroom bungalow. ALL ON ONE FLOOR. Full basement, drive-in garage, piped HA furnace. Good lot with 90' frontage. LOW DOWN PAYMENT to good covenant. Owner carry balance. Clear title.
Full price $9950
EV 4-8124 Mr. Wilkinson, res. GR 5-2610

DRIVE BY
1789 Cedar Hill X Rd.
Do Not Disturb Owners
COUNTRY HOME
MAGNIFICENT VIEW

LARGE LIVING ROOM, SUN ROOM, LARGE DINING ROOM, 3 BEDROOMS, 2 BATHROOMS, ONE ACRE OF LAND, LARGE GARAGE, OIL HEAT.
TERMS, EXCLUSIVE CONTRACT.
MR. HEPBURN, EV 4-8124; RES. EV 3-7039.

WATERFRONT HOME
COLE BAY
100-FT. SEAFRONTAGE

On 1½ acres, with a pleasing outside patio, carefully-maintained garden and deep, treed area to the sea, this home was planned and built to meticulous specifications. The 26x16 LR has acoustic ceiling and Roman brick FP, there is a 9x12 dining area, Californian-style kitchen, 2 bedrooms and 4-pce bath with plexiglass shower curtain. The fully-tiled and heated daylight bsmt offers a den or playroom with FP, third bedroom and 4-pce bath, plus additional kitchen facilities. All fittings, equipment, heating unit, etc., are of the finest. Owners leaving for U.S., this exceptional property is therefore moderately priced at $24,500
Seen by appointment only.
EV 4-8124 MR. SIMPSON EV 5-2369

WATERFRONT

4-year-old stucco bungalow. Large living room, dining room, kitchen and breakfast nook. All view windows. Two twin-size bedrooms. Large rumpus room with FP. Kitchenette, shower and toilet. Bathroom has vanity and swing mirrors. Full high basement. Oil-O-Matic hot water heat, electric domestic HW, ample closets, attached garage with breezeway, beautifully landscaped lot 100x145, fruit trees, heavy reinforced cement retaining wall. Beautiful beach. Taxes only $126.
OWNER WILL TRADE AS PART-PAYMENT ON CITY APARTMENT BLOCK
Property valued at $25,000.
Full price $24,000
today only
Jack Brown, EV 4-4976, Office EV 4-8124.

A BREATH OF SPRING

This cute little 5-room bungalow is in the 3-mile circle of town, Blenkinsop way. About 4 yrs old. Attractive living room with hardwood floors. Dining room, cabinet kitchen wired. Three-piece bath room. Utility with tubs. Duroid roof. No basement. Separate garage. Nice garden, lawn, oak trees. Terms, $2,375 down. Full price only $7900
W. Woodley, EV 4-8124; EV 4-3916 res.

$500 DOWN

CALL OUR NHA DEPARTMENT. We have available a 50' lot on Saanich Rd on sewer, on which we can build a 2-bedroom rancher for above down payment. Phone now for details. Ask for NHA department or eves. call Jack Middleton GR 9-4327.

BURDETT
AT LINDEN

Enchanting, modern bungalow within easy walking distance of Christ Church Cathedral and all other city churches. Two years old. Two bedrooms, ultra modern cabinet electric kitchen, 16x17 living room separate from breakfast nook. Full cement basement with Oil-O-Matic heating. Drive-in garage with up-and-over aluminum doors. Small, neat garden, mainly lawn and bulbs. This is a charming little home and will appeal to you at once. May I show it to you today?
FULL PRICE $14,950
WITH $3,000 DOWN AND BALANCE ON TERMS TO MEET YOUR BUDGET.
CALL ERIC A. MACFADYEN, Northwestern Securities of Victoria Ltd., EV 5-6741—24-hr. service

ROCKLAND AVENUE

For the discriminating buyer who appreciates excellent workmanship and materials this beautiful new 6-room home will really appeal. Slate entrance hall, 2-piece bathroom off master bedroom and many other extras. Full price with terms only $21,000
Eves. EV 4-5884.
Bayne & Toder Agencies
749 Fort St. EV 2-1121

BY OWNER—3-BEDROOM BUNG. Gorge; bsmt, fireplace. Fruit trees. Price $7,200 with $4,700 cash. EV 5-2193, a.m.; GR 7-2673, eves.

FIVE-ROOM HOUSE, AUTOMATIC hot-water heat. Phone owner, EV 5-3890.

ONE-ROOM COTTAGE, WITH bathroom and kitchenette, to be moved: $500, terms. GR 8-2736.

5-ROOM HOUSE, 3270 TENNYson. Good garden, fenced. Reasonable terms. EV 2-9426.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

$675.00 DOWN
Plus LOT
$10.50 Per Sq. Ft.
AND
ALL THESE EXTRAS
INCLUDED:
Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Full-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

$2750 DOWN

will put you into this brand-new Vickery-built 3-bedroom home. This is a large home with a view and all the latest features. JACK MACKAY, EV 5-2458; res. EV 2-9644

DUPLEX
OAK BAY

This valuable property now on the market at a price to sell. Upper suite rents for $75 per month and lower suite now occupied by owner should rent for $100. On a cash to mortgage basis owner says sacrifice at the price of $14,000
For appointment to view call Sam Paterson EV 5-8592 or Gordon Marshall GR 9-2725 or office EV 5-2458.

ESQUIMALT
EXCLUSIVE
3 BEDROOMS
$1750 DN
$78 TAXES

TO VIEW THIS SPOTLESS HOME THAT OFFERS IMMEDIATE OCCUPANCY CONTACT N. KRIENKE OR M. DUFF, EV 5-2458.

HAVE TO SELL

Lovely 2-bedroom home in Margold district. Full basement, living room, dining room, utility. $2,500 will handle. $95 monthly—principal, int. and taxes. Call Al Vizard EV 5-2458.

OAK BAY

Good location, close to Willows School. Stucco home has 5 rooms, 2 bedrooms, full basement. Less than 10 years old. Taxes $185. Asking price $12,900
Contact Charles Giddy, EV 3-2458, Res. EV 4-1690.

TRIM—CITY

This choice, immaculate, 3-bedrm family bungalow must be seen to be fully appreciated. Attractive living room, dining room and well-planned kitchen with eating area. Full basement, automatic heat and fully insulated. Fully landscaped with distinctive awnings to complete the neat exterior. Ideal city location, close to everything. Taxes $165.
Full price $12,900
Down payment $3,500. Contact Joe Isherwood at EV 5-2458 anytime.

FAMILY—GEM
2 Years—Fairfield

This family home is ideally located close to everything. Well planned living room and dining room giving ample space to display and utilize furniture. Up-to-the-minute kitchen with splendid family breakfast area. Vanity bathroom. 3 bedrooms featuring walk-in closet in master bedroom. Full basement suitable for development, automatic oil heat and fully insulated. Attractive patio and large lanscaped lot. Spotless condition. Must be seen to be fully appreciated.
Full price $16,800
N.H.A. mortgage. Contact JOE ISHERWOOD or PETER ROBERTSON at EV 5-2458 anytime.

NEW
LOW—LOW

Down payment will take this. The contractor is offering outstanding financial aid to permit you to buy this, brand new 3-bedroom home with full basement and automatic oil heating. This home is an outstanding buy at $13,750
Call EV 5-2458, Sam Paterson, EV 5-8592, or Gordon Marshall, GR 9-2725.

HICKS
REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

BURNSIDE

Two houses, one has 5 rms, one has 7 rms, good sound construction on lge garden lots. One has basement and both are comfortable family homes. $500 and $800 down on the low price of $6000
Mrs. McKeage, EV 2-5104 anytime.

EXCEPTIONAL
OPPORTUNITY

A very attractive modern home, centrally located, with an upstairs suite which provides $55 per month revenue. Lge LR with FP, southern outlook, DR, kit, 2 bedrms and 4-pce bath, all on one floor. There is a delightful smaller rm in the basement which could be used as den, office, TV rm or additional bedrm. Price with terms is only $12,500
Mrs. Lachlan, EV 2-5104 anytime

SOOKE

Tudor style 8 rms, just 8 yrs old and in perfect condition. 5 bedrms, lge LR with FP, family-size DR over 12 acres, 600 ft waterfront. Built by owner. Good well with lots of water the year round, just 32 miles from Victoria. Wonderful view. Give me a call for terms. Full price, $12,000
Bill Felton, EV 2-5104 anytime.

OUTSTANDING BUY

This duplex is one of the best we have seen at this price. Older property in excellent shape throughout. Three-rm suite upstairs with 3-pce bath with separate entrance. Comfortable 3-rm suite downstairs for owner with 4-pce Pembroke bath and modern cab kit. FC basement with auto coal stoker, separate garage, 1 rm in basement. Full price $10,500
Mr. Davies, EV 2-5104 anytime.

IMMACULATE

A beautifully decorated and immaculate 2-bedrm home, with nice LR, lge kit, full basement with dr-in garage. Well-kept garden with small greenhouse. Roof gutters and exterior fittings in good order. Near bus, shops and school. Full price with terms $10,990
P. G. Jackson, EV 2-5104 anytime.

NICE GORGE
LOCATION

Only $2,000 down, 5 yrs old, attractive LR with FP, nicely sized cab kit, 3 bedrms, modern bath, full basement, lot in garden.
Full price $10,760
Olive Greaves, EV 2-5104 anytime.

ON THE WATER IN NEW SUBdivision, 3 bedrooms, dining room, compact kitchen, lovely living room opens onto sundeck with beautiful view. Rumpus room. $14,950. Terms. GR 9-4936.

$1,000 DOWN, BALANCE AS RENT, spotless, modern bungalow, 5 rooms plus utility, full basement, furnace, garage. $9,990. EV 4-3353. No agents.

150 HOUSES FOR SALE

VICTORIA
REALTY LTD.
1115 DOUGLAS ST.

VIEW ROYAL
$6300
COSY COTTAGE
LOW TAXES

Oil range and floor furnace. Good terms available. Reduction for cash. For full particulars please call C. R. Easton EV 2-9145, res. EV 5-4501.

4 BEDROOMS!
CITY
4½%

Here may be the answer to your bedroom problem. This 2-storey home is only 12 yrs old. Only 1 block from schools and shops. Large family-sized kitchen and living room; full basement, nice landscaped lot with fruit trees. Repayment per month is only $55 which includes the taxes. Call me for more details on this lovely home.
J. A. Dunick, EV 2-9145, or (eves.) GR 9-3295

$1800 DOWN $1800

3-bedroom N.H.A. bungalow. Pick your own color; cab kitchen, LR, DR with raised-hearth fireplace; oil heat, full basement, roughed in rumpus area; dr-in garage. On sewer.
Mr. Wright, EV 2-9145 or (eves.) EV 2-9409.

SOUTH OAK BAY
4-Bedroom Bungalow
Victoria Ave.

Here is a family home 14 yrs. old. Wide entrance and thru hall with spacious L room with picture window and fireplace. Sep. dining rm; very bright dinette kit. with lots of cupboards. 4-pce bath, large closets; full cement bsmt with extra finished heated room, plus large area for rumpus. Fenced mature garden. Auto oil heat. Very reasonably priced at $16,400
Exclusive with Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8336

OWNER TRANSFERRED
UNIVERSITY DIST.
NHA — 3 YEARS OLD
5% $66 PIT

You will be delighted to inspect this immaculate home of 5 spacious rooms, fenced and fully landscaped on quiet street. Thru hall plan. Dinette, electric kit with bar. Spacious LR with fireplace, 3 tastefully decorated bedrms. Lots of closets. Bright clean bsmt; auto heat. Drive-in garage; near schools. Excellent terms $14,500
Exclusive with Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8336.

ESQUIMALT
THIS GRACIOUS, MODERN
THREE-BEDROOM

home is situated in choicest location of Esquimalt close to the sea and park. Features include a large LR, fireplace, offers lovely panoramic view of sea and mountains. Off the living room is a beautiful sun deck, also with southern exposure for summer dining. Large family dining room; sliding doors to dream kitchen; cupboards galore; exhaust fan over stove and a large breakfast area. Bedrooms are excellent in size and the bathroom is a must to see with dual linen cupboards and beautiful built-in vanity. Basement has children's play or rumpus room, extra plumbing; drive-in garage; oil heat. This home has many extras with generous terms. Full price $17,500
and possession is immediate. Don't be disappointed. Phone me now. Vic Wilson, EV 2-9145, or eves. GR 7-1178.

NEW $12,800

Delightful 3-bedrm home, half block to grade school. LR, DR, kit and nook. Full high daylight basement, Oil-O-Matic heat. Near good bus service and trees. See this before you buy. Low down payment. Please call R. O. Ney, EV 2-9145 or (eves). EV 4-5406.

CAPITAL CITY
REALTY
650 Cormorant St. EV 4-1922

DEEP COVE
30 ACRES

Beautiful water views; gently sloping fertile soil, mostly cleared; good water supply; ideal as farm with increasing value as investment. Lovely modern 6-rm bungalow, full basement, oil heat, lge. LR, DR, 3 bedrms; accommodation for 3 cows and 2 horses, barns and outbuildings. A desirable property. Good terms.
Full price $21,500
Ken Walters, EV 5-7820 evenings

PARKLANDS DRIVE
$1500 DOWN

Almost new, lovely clear title bungalow in beautiful Parklands area, landscaped grounds, delightful views, mahogany panelling. Esso oil heating unit, ample cupboards, closets and utility, no basement. A nice home in a nice district. See it at once.
Full price $10,250
Ken Walters, EV-5-7820 evenings

DUPLEX
JAMES BAY

Good sound legal duplex, 4 up and 4 down, entirely self-contained, new plumbing, new wiring for electric range, gas water heater, fireplace in lower, 2 bedrooms each suite, rental value $135 monthly. Good investment. $2,600 handles. See it yourself.
Full price $8000
Dirk Okker, EV 5-9846

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

DUPLEX
SIDE BY SIDE

An exceptionally well-built new two-tone stucco duplex, on a large lot on a quiet street, high location. On each side large LR, cabinet kitchen, two good size bedrooms and 4-pc vanity bathroom. High full basements, drive-in garages, tip-up doors. Oil hot air heating plants. Splendid terms.
Price $22,750

OAK BAY

Very desirable stucco home, choice location, near bus, beach and shops. Living room with fireplace, dining room, kitchen, two bedrooms and bathroom; two additional bedrooms upstairs. Full bsmt, drive-in garage, new package oil heating. Compact garden lot with fruit trees. PRICE $12,950
Good terms. Exclusive listing.
Please call Mr. Francis, EV 4-9335 res. GR 9-4510.

NEW HOME
BSMT SUITE

Navy man transferred to Nova Scotia, must sell immediately this 7-month-old home. Delightfully different throughout. 3 bedrms on main floor. Kitchen with dining area finished with mahogany panelling. The suite has extra large living room, 1 twin-size bedroom, 220 wiring in compact kitchen, 3-pce bath. Separate entrances and meters. $3,000 down at $135.900. Vivienne Appleyard, EV 2-4255 anytime, J. H. Whittome & Co. Limited.

DE LUXE HOME, SUPERIOR construction, 900 sq ft floor area. Lot size 50'x115'. Taxes $154. 100-amp electric service. Electric copper hot water tank. Mahogany panelling. Come, and see some new ideas in bedroom closets, etc. Basement insulated and lined in Gyproc. Rumpus room to be finished. Automatic oil heat. Situated Gorge area. We are proud of this listing. Price $11,836. Phone R. E. Hills, EV 5-3425, res. EV 3-6918. P. R. Brown & Sons Ltd.

4-ROOM, STUCCO BUNGALOW, 2 bedrooms good size, living room with fireplace, large kitchen with dining area, automatic oil heat, full cement basement with drive-in garage. Very nice garden, clear title. Price $10,000. $5,000 cash. Appointment only. Phone after 6 p.m. EV 2-4992. No agents.

IF YOU ARE LOOKING FOR A comfortable, modern home, 30 minutes out where there is room to raise a family, and if you have $7,000 to pay down then phone the owner, GR 8-2656.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"FANTASTIC VALUE"
FOR EIGHT REASONS

1,400 sq ft 3 yrs old.
3 bdrms or 2 and den.
Loads of closet space.
14x14 dining room.
18x15 living room.
Large cabinet kitchen with nook and bar and utility.
Large picture windows.
Situated close to the beach on Foul Bay Road $16,800
TED CHARTRES, EV 5-6741 or EV 5-5508.

"A BEAUTY"

Six-room home of 3 bedrooms, living room with fireplace, dining room and kitchen. Full cement basement with auto oil hot-air heat. High Quadra area. Close to transportation, schools and churches. $15,900
Full price
Large mortgage now on home.
Phone FORD McBRATNEY, EV 5-6741 or EV 3-0429.

"ONE AND HALF YRS"

Bungalow, 3 bedrooms, dining room and larger kitchen. Legal 3-room suite in basement on a ground level. Kitchen also wired for elec stove. Drive-in garage. On 15-minute bus service. Full price $15,000
Call STAN ROZYLO EV 5-6741 or EV 4-8104 anytime.

"FOR THE FAMILY"

In all my real estate experience I have never seen a home more ideally suited for the large family. All rooms on one floor. Tremendous floor space. On large, semi-secluded view lot in Rockland area. Lots of room to play. No traffic—your children will be SAFE here. Unusual terms to right party. A most attractive proposition at full price of $14,500
Exclusive with DON BACON EV 5-6741.

"GARDEN LOVERS"

Here is your opportunity to make at least $1,000 out of your garden and have a whole year of free vegetables and potatoes. See this 3-bedroom home with a beautiful view—more than one acre.
Price $13,950
CLARE VERBEEK, Phone EV 5-6741 or GR 9-5460.

"57 LINDEN AVE.
NEAR WATERFRONT"

Spaciousness and graciousness blend to make this 8-roomed home ideal for family living. The living room has an exceptionally fine stone fireplace, flanked by built-in bookcases. Beamed ceilings and hardwood floors in both living room and guest-size dining room. Kitchen is comfortably large and wired for range. 2 bedrooms and 3-pce bath on main floor. Concealed stairway leads to 3 more rooms on upper level—one room currently used as sun room. All bedrooms boast walk-in clothes closets. Full cement basement houses thermostatically controlled gas furnace and air conditioner. This house is extremely well built and is "sound as a bell," but it would appreciate a coat of paint here and there.
Full price $11,900
Please call MRS. LEEDHAM, EV 5-6741 or EV 3-8706.

"NHA $2500"

New 3-bedroom NHA built, no-basement bungalow located in a new housing area can be yours for the low down payment of $2,500 with monthly payments of only $81, taxes included. Sorry I can't give you the address. Please phone and let me show it to you today. AKSEL PETERSEN, EV 5-6741 or EV 4-6871.

"REAL BUY"
$1000 ONLY

Call me immediately for details and to inspect this attractive HOME WITH INCOME